

AVAILABLE FOR RENT

# 586 Los Rocas Drive

## Sierra Madre

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### **Studio | 1 Bath | Approx 380 sf**

Live big in a quaint rustic setting in this cozy apartment alternative with modern conveniences. Located in the highly desirable foothills community of Sierra Madre, this updated studio cottage has a spacious main room, bathroom with skylight, a well-equipped remodeled kitchen with teak countertops, stainless steel refrigerator, and a gas stove top. It has upgraded flooring, AC and heat, a front porch, and a side deck. Enjoy ample interior comforts and casual outdoor space perfect for soaking in SoCal sunshine, tending to flora, meeting the occasional friendly neighbors walking by, and, at times, surprise visits of wild fauna, including deer, racoons, bobcats, and bears. Fancy the good life in this award-winning small

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town with plenty to enjoy, from nature to city conveniences and easy access to big metro neighbors such as Arcadia, Pasadena, and the rest of the cultural melting pot of the San Gabriel Valley in Northeast Los Angeles County.



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## **GENERAL RENTAL INFORMATION**

**Monthly Rent:** \$1,875

**Security Deposit:** \$3,000

**Total move-in Amount:** \$4,875 (cashier's checks)

**Move-in Date:** May 15th (negotiable)

**Minimum Lease Term:** 18 months

**Payments to/Managed by:** The Housing Provider (Electronic payments by ZELLE)

**Included with the rental:** Stovetop (no oven) and refrigerator

**Utilities:** Housing provider pays for water and trash. Tenant pays the rest.

**Parking:** Street parking (overnight city parking permit is \$120/year)

**Storage:** Only within the unit

**NO Laundry**

**NO PETS** (One cat may be negotiable. Applicants are required to complete a pet profile @ [586losrocas.petscreening.com](https://586losrocas.petscreening.com). There is a \$25 fee if you have a cat; NO fee for others)

**NO SMOKING or ILLICIT DRUGS are allowed anywhere at the property.**

**Renter's Insurance:** Written proof required before move-in (policy needs to include the owner as an interested 3rd party with minimum coverage of \$100,000)

## **RENTAL APPLICATION REQUIREMENTS**

**Monthly income:** At least twice the monthly rent.

**Credit Score & History:** 650+ and good track record for timely payments

**Prospects with EVICTIONS or BANKRUPTCIES will not be accepted.**

**Prospects with CONVICTIONS for crimes that would be considered a threat to real property or the ability of neighbors to enjoy peace and safety will not be accepted.**

**RENTAL AND EMPLOYMENT HISTORY/REFERENCES WILL NEED TO BE VERIFIED**

**FROM UNBIASED SOURCES:** Please disclose if any current/previous housing provider or employer is a friend or a relative.

**EACH proposed occupant age 18 and above must complete an application.**

**Application to Rent will be online with tenant screening (\$50 each) through [RENTSPREE.COM](https://RENTSPREE.COM), or a link can be sent to your email address.**

Supporting Documents to submit:

- 1. Proof of employment/income:** 2 MONTHS most recent pay stubs or if self-employed, most recent income Tax filing (summary page only).
- 2. Proof of funds:** 2 MONTHS most recent bank statements (all pages: hide/blot out account numbers.)
- 3. Proof of identity:** Copy of PHOTO ID - driver's license, state ID, or passport (Please NO Military ID Cards)
- 4. Letter(s) of Recommendation** (Optional)

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**A BIO or letter of introduction is highly recommended.** Include your proposed lease start date and desired length of stay, as well as any explanation for work/employment, credit issues, support of parents, need for a guarantor, and other pertinent information.

**If you are a foreign national with no Social Security Number and/or have no credit status in the United States,** please provide written proof of your source of income or your financial ability to pay the rent and the security deposit (must be from a US-based bank). Six months' rent in advance, or rent for the whole lease term, may be required.

**Housing Provider interview:** A phone or in-person interview may be requested.

**Please email supporting documents, preferably as one PDF file, to [FDRREALTY@GMAIL.COM](mailto:FDRREALTY@GMAIL.COM) or submit through Rentspre.**

THANK YOU!

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